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9 **Attorneys for Plaintiff**
10 **GREEN TREE SERVICING LLC, now**
11 **known as Ditech Financial LLC**

12 **UNITED STATES DISTRICT COURT**
13 **DISTRICT OF NEVADA**

14 **GREEN TREE SERVICING, LLC,**

15 **Plaintiff,**

16 **v.**

17 **LVDG, LLC SERIES 116; MESA**
18 **HOMEOWNERS ASSOCIATION; DOES 1**
19 **through 10, inclusive; ROES Business Entities**
20 **1 through 10, inclusive; and all others who**
21 **claim interest in the subject property located at**
22 **6042 Alachua Street, Henderson, Nevada**
23 **89011,**

24 **Defendants.**

CASE NO. 2:15-cv-00028-RFB-CWH

STIPULATION AND ORDER
QUIETING TITLE AND CONFIRMING
EXISTENCE AND VALIDITY OF
DEED OF TRUST

25 The parties, by and through their undersigned counsel, stipulate as follows:

26 The July 17, 2013 HOA sale of certain real property located at 6042 Alachua Street,
27 Henderson, Nevada 89011-5007 ("Subject Property") was valid and conveyed title to
28 Defendant LVDG, LLC SERIES 116 subject to the Deed of Trust recorded on November 22,
2006, in the official records of the Clark County Recorder as Book and Instrument
No. 20061122-0002600;

Title to the property located at 6042 Alachua Street, Henderson, Nevada 89011-5007
is hereby quieted such that the Deed of Trust recorded in the official records of the Clark
County Recorder office on November 22, 2006, as Book and Instrument No. 20061122-



1 0002600 continues to encumber the property as a valid lien;

2 That this action shall be dismissed with prejudice in its entirety, including all
3 remaining claims, each party to bear its own costs and attorney's fees;

4 The Lis Pendens recorded in the official records of the Clark County Recorder on
5 January 9, 2015, as book and instrument No. 20150109-0001949 shall be expunged; and

6 A copy of this order may be recorded in the official records of the Clark County
7 Recorder.

8 IT IS SO STIPULATED

9 DATED: June 28, 2019

DATED: June 28, 2019

10 WOLFE & WYMAN LLP

LEACH | KERN | GRUCHOW |
ANDERSON | SONG

11
12 By: /s/ Colt B. Dodrill
13 COLT B. DODRILL, ESQ.
14 Nevada Bar No. 9000
15 6757 Spencer Street
16 Las Vegas, NV 89119
17 *Attorneys for Plaintiff,*
Green Tree Servicing LLC, now known
as Ditech Financial LLC

By: /s/ J. Tyler King
SEAN L. ANDERSON
Nevada Bar No. 7259
J. TYLER KING, ESQ.
Nevada Bar No. 14895
2525 Box Canyon Drive
Las Vegas, Nevada 89128
Attorney for Defendant,
Mesa Homeowners' Association

18 DATED: June 28, 2019

19 ROGER P. CROTEAU & ASSOCIATES,
20 LTD.

21
22 By: /s/ Timothy E. Rhoda
23 ROGER P. CROTEAU, ESQ.
24 Nevada Bar No. 4958
TIMOTHY E. RHODA, ESQ.
25 Nevada Bar No. 7878
9120 West Post Road, Suite 100
Las Vegas, Nevada 89148
26 *Attorneys for Defendant*
27 *LVDG, LLC Series 116*
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IT IS SO ORDERED. The Clerk of the Court is instructed to close this case.

Dated: July 1, 2019.



RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE

CERTIFICATE OF SERVICE

On June 28, 2019, I served **STIPULATION AND ORDER QUIETING TITLE AND DISMISSING WITH PREJUDICE** by the following means to the persons as listed below:

 X a. ECF System (you must attach the “Notice of Electronic Filing”, or list all persons and addresses and attach additional paper if necessary):

Roger P. Croteau, Esq. croteaulaw@croteaulaw.com, trhoda@croteaulaw.com

Timothy Rhoda croteaulaw@croteaulaw.com, receptionist@croteaulaw.com

Sean L. Anderson sanderson@lkglawfirm.com, pgutierrez@lkglawfirm.com

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_____ b. United States Mail, postage fully pre-paid (List persons and addresses. Attach additional paper if necessary):

By: /s/ Beverley Tomlin-Hill
Beverley Tomlin-Hill
An employee of Wolfe & Wyman LLP